

**MORTGAGE FORECLOSURE DEED****20190405000110420****04/05/2019 08:40:13 AM****FCDEEDS 1/3**STATE OF ALABAMA  
COUNTY OF SHELBY) Sherri Lynn Davidson  
)

KNOW ALL MEN BY THESE PRESENTS: That Sherri Lynn Davidson did to-wit, November 14, 1995, execute a mortgage to Chase Manhattan Mortgage Corporation, which mortgage is recorded in Instrument # at 1995-32994 on November 15, 1995, and modified in and modified by agreement recorded in Instrument # 20160727000262700 July 27, 2016, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as reflected by instrument recorded in Instrument #, 20030218000100970; Instrument #, 20130612000240940; Instrument #, 20150430000141860 and Instrument #, 20190107000005070 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 20, 2019 February 27, 2019 March 6, 2019; and

WHEREAS, on March 26, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust acting by and through Nicholas Cillo, a representative of auctioneer and attorney Shapiro & Ingle, LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, in the amount of \$47,574.24 which sum the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$47,574.24, cash, the said Sherri Lynn Davidson, acting pursuant to the authority granted under the said mortgage to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, the following described real estate situated in SHELBY County, Alabama, to-wit:

**Lots 6 and 7, Block 3, according to the Map of Wilmont Gardens, as recorded in Map Bok 4, Page 6, in the Probate Office os Shelby County, Alabama.**

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale, and in witness whereof, Shapiro and Ingle, LLP, has executed this instrument in such capacity as on this April 4, 2019.

Sherri Lynn Davidson  
Mortgagors

By Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,  
not individually but as trustee for Pretium Mortgage Acquisition Trust  
Mortgagee or Transferee of Mortgagee


By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting  
said sale for said Mortgagee or Transferee of Mortgagee.

By:   
Name: Nikki Lynn Kimball

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Nikki Lynn Kimball, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for Shapiro and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on April 4, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

Instrument prepared by:  
Jonathan Smothers  
SHAPIRO & INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
19-016929

Send Tax Notices to:  
PATTY SMITH  
NOTARY PUBLIC  
Stanly County  
3000 Richmond Avenue  
Suite 400S  
Charlotte, NC 28216  
My Commission Expires March 28, 2023

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sherri Lynn Davidson Grantee's Name Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Mailing Address 13695 County Rd 73, Montevallo, AL 35115 Mailing Address 9990 Richmond Avenue, Suite 400S, Houston, Texas 77042

Property Address 13695 County Rd 73, Montevallo, AL 35115 Date of Sale March 26, 2019

Total Purchase Price \$47,574.24

20190405000110420 04/05/2019 08:40:13 AM FCDEEDS 3/3 or Actual Value \$ or Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal

☐ Sales Contract ☒ Other Notice of Sale

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 40-22-1 (h).

Date 4-4-2019

Unattested (verified by)

Print Nikki Lynn Kimball Sign (Grantor/Grantee/Owner/Agent)circle one

Form RT - 1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
04/05/2019 08:40:13 AM  
\$29.00 CHERRY  
20190405000110420

Allen S. Bayl